4.6 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential for significant impacts to occur due to the proposed project. Consistent with the discussion in Section 4.0 (Introduction to the Analysis), based on a preliminary environmental analysis of the proposed project prepared prior to commencement of this EIR and analysis completed for the BECSP Program EIR, substantial additional analysis of hazards and hazardous materials impacts is not required. Rather, this section includes a discussion of the current environmental setting, the proposed project and its relationship to the BECSP, where applicable; a discussion of consistency with the environmental analysis prepared for the BECSP, where applicable; any new information or analysis pertinent to the current analysis and identification of impacts; identification of mitigation measures required to address potential impacts of the proposed project; and significance conclusions regarding the proposed project after mitigation incorporation. Mitigation measures included applicable measures from the BECSP EIR as well as any new or additional mitigation measures required to reduce potential impacts. All impacts are considered to be less than significant with incorporation of mitigation.

Data used to prepare this section were obtained from the BECSP EIR, City of Huntington Beach General Plan, Phase I Environmental Site Assessment Report (Phase I) (Appendix C1) and Phase II Site Assessment Report (Appendix C2). Full bibliographic entries for all reference materials are provided in Section 4.6.4 (References) at the end of this section.

4.6.1 Environmental Setting

The proposed project site is currently developed with a vacant commercial building, a surface parking lot, and an EZ Lube oil-change shop.

Potential On-Site Hazardous Materials

According to a Phase I report conducted by Pinnacle for the project site, two sets of underground storage tanks (USTs) were noted for historic releases of fuels and/or waste oil to soil and groundwater. The first UST release was at the current EZ Lube parcel when it was occupied by a UNOCAL service station. The second UST release was located on the west side of the Levitz building. These releases have been remediated to the satisfaction of the lead agency, and letters authorizing no further action have been issued (February 23, 2004). The groundwater monitoring wells associated with these projects have been abandoned.[12]

Sites on and near the subject site have, or have had, underground storage tanks or currently handle hazardous substances. The former Montgomery Ward Auto Repair Center, which is contiguous and upgradient of the site, has had reported releases of hazardous substances that were sufficiently extensive to threaten ground water below the site. This release has been in remediation since at least 1992. According to the company responsible for remediating the contaminated soil and groundwater at this

[12] Pinnacle Environmental Technologies, *Phase I Environmental Site Assessment Report, Levitz/EZ-Lube Property* (August 6, 2008).

site, the cleanup is complete and preparations are being made for redevelopment of this property.[13] On-site activities associated with the operation of a rail line were previously suspected of producing local environmental impairments. Soil sampling performed in 2002 did not detect impacted soil along the rail line.[14]

During the Phase II investigation of the proposed project site, selected soil samples from each boring were analyzed for volatile organic compounds using Environmental Protection Agency (EPA) Method 8260B, pesticides using EPA Method 8081A, and Title 22 Metals. Seven groundwater grab samples from the boring were analyzed for total petroleum hydrocarbons (TPH) using EPA Method 8015m and volatile organic compounds (VOCs)/fuel oxygenates using EPA Method 8260B.[15]

Pinnacle advanced seventeen soil borings at the project site. Soils below the site were interbedded sands, silty sands, organic clays, and peat typical of this area of Huntington Beach. None of the soil collected during this investigation was discolored, or had petroleum hydrocarbon odors and measurable concentrations of volatile organic compounds in the field. A petroleum hydrocarbon odor was noted while advancing boring PGW-4 to collect a groundwater grab sample.[16]

The Phase II determined that none of the soil samples collected adjacent to the drain at the northeast corner of the site contained detectable concentrations of the analyzed contaminants or elevated concentrations of Title 22 Metals. Pesticides were not identified in any of the soil samples. One of the groundwater grab samples contained TPH and VOCs. This sample was collected south of the former on-site UST location, and contained detectable concentrations of fuel-related VOCs including benzene. None of the groundwater grab samples indicate impacted groundwater along the property boundary with the EZ-Lube (the former UNOCAL service station).

Asbestos

Asbestos, a naturally occurring fibrous material, was used in many building materials for fireproofing and insulating properties before many of its most common construction-related uses were banned by the EPA between the early 1970s and 1991 under the authority of the California Clean Air Act (CCAA) and the Toxic Substances Control Act (TSCA). Loose insulation, ceiling panels, and brittle plaster are potential sources of friable (easily crumbled) asbestos. Since inhalation of airborne asbestos fibers is the primary mode of asbestos entry into the body, friable asbestos presents the greatest health threat. Nonfriable asbestos is generally bound to other materials such that it does not become airborne under normal conditions. Any activity that involves cutting, grinding, or drilling during demolition (especially demolition of older (pre-1980 structures), or relocation of underground utilities, could result in the release of friable asbestos fibers unless proper precautions are taken. Asbestos-related health problems include lung cancer and asbestosis. The structures located on the project site were constructed during the

[13] Pinnacle Environmental Technologies, *Phase I Environmental Site Assessment Report, Levitz/EZ-Lube Property* (August 6, 2008).
[14] Pinnacle Environmental Technologies, *Phase I Environmental Site Assessment Report, Levitz/EZ-Lube Property* (August 6, 2008).
[15] Pinnacle Environmental Technologies, *Phase II Site Assessment Report, Edinger Project (Former Levitz Site)* (November 2, 2009).
[16] Pinnacle Environmental Technologies, *Phase II Site Assessment Report, Edinger Project (Former Levitz Site)* (November 2, 2009).

1960s and may have been built with materials containing asbestos. The Phase II identified no friable asbestos on the proposed project site.

Lead

Lead is a naturally occurring metallic element. Among its numerous uses and sources, lead can be found in paint, water pipes, solder in plumbing systems, and in soils around buildings and structures painted with lead-based paint. In 1978, the federal government required the reduction of lead in house paint to less than 0.06 percent (600 parts per million). Because of its toxic properties, lead is regulated as a hazardous material. Excessive exposure to lead can result in the accumulation of lead in the blood, soft tissues, and bones. Children are particularly susceptible to potential lead-related health problems because it is easily absorbed into developing systems and organs. Inspection, testing, and removal (abatement) of lead-containing building materials must be performed by state-certified contractors who are required to comply with applicable health and safety and hazardous materials regulations. Buildings that have been constructed prior to 1978 and that contain lead-based paints could require abatement prior to construction activities for the proposed project. Since the Levitz building at the project site was constructed during the mid-1960s, it is likely that lead-based paint was used and that abatement will be required during the project's demolition phase. Twelve of fifty-six spot tests for lead resulted in a positive analysis for LBP.[17]

Lead Arsenate

Lead arsenate is used as an herbicide, insecticide, or rodenticide. Lead arsenates were historically used by railroad companies as a means of weed control along a railroad right-of-way. Pesticide residues from lead arsenate bind tightly to the surface soil layer, where they can remain for decades. As a result, such residues, if present, could pose a human health risk when the soil is excavated. Lead and arsenic are the primary constituents of lead arsenate pesticide. Both lead and arsenic could be toxic at high concentrations in soils and are highly toxic to humans. The Phase I did not identify lead arsenate as a potential hazardous material either at the proposed project site, or within one mile of the proposed project site.

Methane Gas

The proposed project site is not located within a methane overlay district designated by the City; however, it should be noted that petrogenic sources are not the sole source of methane gas and that biogenic sources, such as peat, are also capable of methane gas production. Peat and organic soil occurrences are estimated to be quite widespread in the City in former marshes and closed depressions where quiet water and vegetation were abundant. The Phase II prepared for the project site determined that due to the location and design of the proposed project, the Huntington Beach Fire Department (HBFD) would require the Applicant to test for the presence of methane gas to determine if a problem exists and to rule methane out as a potential concern. A methane sample plan would be submitted to the HBFD for review and approval, prior to the commencement of sampling. In the event that significant

[17] Pinnacle Environmental Technologies, *Phase II Site Assessment Report, Edinger Project (Former Levitz Site)* (November 2, 2009).

levels of methane gas are discovered, appropriate measures to reduce the potential impacts of methane gas to future occupants and visitors of the project site would be required as per City Specification No. 429 (Methane District Building Permit Requirements). Identification of these measures would be required prior to plan approval.

4.6.2 Regulatory Framework

Refer to Section 4.6.2 (Regulatory Framework) of the BECSP Program EIR, for applicable federal, state, and local regulations that would apply to the proposed project. No new regulations have been implemented since the certification of the Program EIR.

The BECSP Development Code, which includes development standards, development regulations, and guidelines, governs all development actions with the BECSP area, including the proposed project site. The proposed project would be subject to development standards specific to the proposed project site's BECSP designations of Town Center Core and Town Center Neighborhood, included as BECSP Section 2.1.3 (Town Center Core) and Section 2.1.4 (Town Center Neighborhood).

General Plan and BECSP Consistency Analysis

Implementation of the proposed project would not result in the use, storage, or transport of large quantities of hazardous materials. Any commonly used hazardous materials would be used and stored in accordance with federal, state, and local regulations, as required by General Plan Policy HM 1.1.4. Demolition of existing structures is unlikely to result in a release of hazardous materials provided that all applicable regulations regarding removal of asbestos-containing materials and lead-based paint are followed. Implementation of the proposed project is not expected to include the use of hazardous materials or generate substantial quantities of hazardous waste, and would not create an unsafe or hazardous condition for adjacent uses, consistent with General Plan Policy HM 1.2.3, which calls for development within close proximity of sensitive uses to not utilize, store, handle hazardous waste or materials. Hazardous materials associated with the proposed project would consist mostly of typical household-type cleaning products and maintenance products (e.g., paints, solvents, cleaning products). However, the proposed project would be required to comply with federal and State laws to eliminate or reduce the consequence of hazardous materials accidents, as required by General Plan Policy HM 1.1.4. The proposed project would not conflict with the applicable goals and policies of the City of Huntington Beach General Plan Hazardous Materials Element and other applicable regulations.

4.6.3 Project Impacts and Mitigation

The analysis in this section focuses on the potential for construction and operation of the proposed project to result in the release of hazardous materials into the environment. In determining the level of significance, the analysis assumes that construction and operation of the proposed project would comply with all applicable federal, state, and local laws and regulations. This section provides a discussion of impacts related to hazards and hazardous materials based on Appendix G of the 2010 CEQA Guidelines thresholds of significance, as follows:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school
- Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment
- If located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area
- If within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

Routine Transport, Use, or Disposal of Hazardous Materials

Exposure of the public or the environment to hazardous materials could occur in the following manner as a result of the proposed project: improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; or fire, explosion or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors. The types and amounts of hazardous materials would vary according to the nature of the activity at the project site. Hazardous materials regulations were established at the state level to ensure compliance with federal regulations intended to reduce the risk to human health and the environment from the routine use of hazardous substances.

To ensure that workers and others at the project site are not exposed to unacceptable levels of risk associated with the use and handling of hazardous materials, employers and businesses are required to implement existing hazardous materials regulations, with compliance monitored by state (e.g., OSHA in the workplace or DTSC for hazardous waste) and local jurisdictions (e.g., the HBFD). Adherence to existing hazardous materials regulations would ensure compliance with existing safety standards related to the handling, use and storage of hazardous materials, and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations (Resource Conservation Recovery Act [RCRA], California Hazardous Waste Control Law, and principles prescribed by the California Department of Health Services [DHS] , Centers for Disease Control and Prevention, and National Institutes of Health).

The proposed project includes residential and commercial uses, and does not include a component that would traditionally introduce hazards or hazardous materials to the project site. Hazardous materials associated with the occupancy of the residential component of the proposed project would include

typical household cleaning products as well as typical maintenance supplies. Hazardous materials associated with operation of the proposed retail uses of the proposed project could include typical maintenance products as well as maintenance products for upkeep of the grounds and landscape formulated with hazardous substances, including fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides. The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Titles 40, 42, 45, and 49 of the Code of Federal Regulations (CFR), and implemented by Titles 17, 19, and 27 of the California Code of Regulations (CCR). The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. Adherence to these regulations, which requires compliance with all applicable federal and state laws related to the transportation of hazardous materials, would reduce the likelihood and severity of accidents which might occur during transit.

Operation of the proposed project would not require the handling of hazardous or other materials that would result in the production of large amounts of hazardous waste. The construction phase of the proposed project may generate hazardous and/or toxic waste. Federal, state, and local regulations govern the disposal of wastes identified as hazardous which could be produced in the course of demolition and construction. Asbestos, lead, or other hazardous materials encountered during demolition or construction activities would be disposed of in compliance with all applicable regulations for the handling of such waste. Should the use and/or storage of hazardous materials at the project site rise to a level subject to regulation, those uses would be required to comply with federal and state laws to eliminate or reduce the consequence of hazardous materials accidents resulting from routine use, disposal and storage of hazardous materials on the project site during both the construction and operation phases of the project to a ***less than significant*** level.

Reasonably Foreseeable Upset and Accident Conditions

Demolition, grading and excavation activities for development of the proposed project could result in the exposure of construction personnel and the public to previously unidentified hazardous substances in the soil. Exposure to unanticipated hazardous substances could occur from previously unidentified soil contamination caused by the site's historic light industrial use, migrating contaminants originating at nearby listed sites, or from construction-related soil contamination caused by spillage and/or mixing of construction trash and debris into the soil. If any unidentified sources of contamination are encountered during demolition, grading, or excavation, the removal activities required could pose health and safety risks capable of resulting in various short-term or long-term adverse health effects in exposed persons. In order to address the potential for encountering unknown contamination within the project area, BECSP mitigation measures BECSP MM4.6-1 and BECSP MM4.6-2 would minimize the potential risk of contamination by implementing investigation and remediation efforts at the proposed project site.

Demolition of existing structures could result in exposure of construction personnel and the public to hazardous substances such as asbestos or lead-based paints. Federal and state regulations govern the renovation and demolition of structures where materials containing lead and asbestos are present. These requirements include: South Coast Air Quality Management District (SCAQMD) Rules and Regulations pertaining to asbestos abatement (including Rule 1403), Construction Safety Orders 1529 (pertaining to

asbestos) and 1532.1 (pertaining to lead) from Title 8 of the CCR, Part 61, Subpart M of the CFR (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the state Department of Health Services. In addition, California Occupational Safety and Health Administration (Cal-OSHA) has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation.

While it is anticipated that operation of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, this operational analysis presents the potential possibilities of such a risk. Development of the proposed project would include the use of and storage of common hazardous materials such as paints, solvents, and cleaning products. Additionally, grounds and landscape maintenance could also use a variety of products formulated with hazardous materials, including fuels, cleaners, lubricants, adhesives, sealers, and pesticides/herbicides. The properties and health effects of different chemicals are unique to each chemical and depend on the extent to which an individual is exposed. The extent and exposure of individuals to hazardous materials would be limited by the relatively small quantities of these materials that would be stored and used on the project site. As common maintenance products and chemicals would be consumed by use and with adherence to warning labels and storage recommendations from the individual manufacturers, these hazardous materials would not pose any greater risk than at any other similar development. Through development of the proposed project, hazardous materials could be stored within the project site, but the materials would generally be in the form of routinely used common chemicals. Therefore, the probability of a major hazardous materials incident would be remote, and this impact would be less than significant.

Although the proposed project site is not located within a designated methane gas overlay district, the Phase II prepared for the project site recommended that the HBFD be contacted regarding future investigations of methane in soil vapor on the project site. As such, the proposed project would be subject to mitigation measure BECSP MM4.6-3 which requires the project to comply with HBFD City Specification No. 429, Methane District Building Permit Requirement prior to issuance of a grading permit. Implementation of mitigation measure BECSP MM4.6-3 would reduce any impacts associated with methane gas to a ***less than significant*** level by ensuring that appropriate testing and methods of gas detection are implemented at the project site, as required by the HBFD.

Hazardous Emissions within 0.25 Mile of an Existing or Proposed School

The project site is located adjacent to Goldenwest Community College. Construction activities would involve the utilization of diesel-powered trucks and equipment, which would result in temporary diesel emissions that have been determined to be a health hazard. Operation of commercial and residential uses of the proposed project would include the handling and/or storage of potentially hazardous materials typical of these uses on the project site; however, the types of hazardous materials anticipated would be limited to regulated types and quantities (i.e., household cleaners, landscaping chemicals, etc.). Compliance with all applicable local, state, and federal laws and regulations would regulate, control, or

respond to hazardous waste, transport, disposal, or clean-up in order to ensure that hazardous materials do not pose a significant risk to Golden West College. There are no additional schools within 0.25 mile of the project site. If ground contamination is found at the project site before or during construction of future development, the implementation of mitigation measures BECSP MM4.6-1 and BECSP MM4.6-2 would ensure the health and safety of all students, staff, and visitors at the College and impacts would be ***less than significant***.

Cortese List and Other Identified Sites

As required by BECSP MM4.6-1, a Phase I was prepared in August 2008 by Pinnacle. The Phase I identified two sets of USTs that had historic releases of fuels and/or waste oil to soil and groundwater. Consequently, the project site is listed on several environmental databases including the state LUST, Regional LUST, Hist LUST, UST, CORTESE, and EMI. These releases have since been remediated to the satisfaction of the lead agency, and letters authorizing no further action have been issued. Case closures were issued on February 23, 2004. Adjacent sites have also undergone remediation for USTs with reported hazardous substance releases. On-site activities associated with the operation of a rail line were previously suspected of producing local environmental impairments. Soil sampling performed in 2002 did not detect impacted soil along the rail line.[18]

As discussed above, a Phase II was prepared in November 2009 by Pinnacle that recommended an evaluation of the residual groundwater and soil contamination and their respective impacts to indoor air health be undertaken consistent with DTSC requirements and submitted to OCHCA for further guidance. Additionally, the Phase II recommended that HBFD be contacted regarding future investigations of methane in soil vapor. These actions recommended by the Phase II and as required by BECSP MM4.6-1, would be undertaken and a closure report would be submitted to the HBFD prior to issuance of a grading permit for the proposed project. Therefore, a ***less than significant*** impact would occur.

Interfere with Emergency Response Plan or Emergency Evacuation Plan

As required by law, the proposed project would be required to provide adequate access for emergency vehicles. Additionally, development would be required to regulate the storage of flammable and explosive materials and their transport within the project site, and would comply with applicable Uniform Fire Code regulations for issues including fire protection systems and equipment, general safety precautions, and distances of structures to fire hydrants. Temporary short-term construction impacts on street traffic adjacent to the project site due to roadway and infrastructure improvements and the potential extension of construction activities into the right-of-way could result in a reduction of the number of lanes or temporary closure of segments of Gothard Street or Edinger Avenue. Any such impacts would be limited to the construction period of the project and would affect only adjacent streets or intersections. However, mitigation measure BECSP MM4.6-4 would ensure that emergency response teams for the City of Huntington Beach, including HBFD and Huntington Beach Police Department (HBPD) would

[18] Pinnacle Environmental Technologies, *Phase I Environmental Site Assessment Report, Levitz/EZ-Lube Property* (August 6, 2008).

be notified of any lane closures during construction activities in the project site and that a minimum one lane would remain open at all times to provide adequate emergency access to the site and surrounding neighborhoods. The proposed project would not interfere with airport or aircraft operations as the nearest airport is at least five miles from the project site (Joint Forces Training Center Los Alamitos).Implementation of BECSP mitigation measure MM4.6-4 would ensure that proposed development would provide adequate access for emergency vehicles, and the proposed project would result in a ***less than significant*** impact.

Wildland Fire Hazards

The project site and surrounding area are characterized by features typical of the urban landscape and include commercial uses. No wildlands exist within the immediate vicinity of the proposed project site. Consequently, development of the proposed project would not result in an impact due to the exposure of people or structures to hazards associated with wildland fires.

Potentially significant impacts related to hazards and hazardous materials have been mitigated with implementation of mitigation measures BECSP MM4.6-1 through BECSP MM4.6-4 and all impacts were determined to be less than significant in this or the BECSP EIR analysis.

Applicable Mitigation of the BECSP EIR

BECSP MM4.6-1 Prior to the issuance of grading permits on any project site, the site developer(s) shall:

- *Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.*
- *If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.*
- *If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.*
- *Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.*

BECSP MM4.6-2 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant

would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

BECSP MM4.6-3 Prior to the issuance of grading permits, future development in the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.

BECSP MM4.6-4 To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.

Cumulative Impacts

Project-related impacts for environmental issue areas that did not require substantial additional analysis from what was provided in the BECSP EIR are considered to be less than significant with mitigation. In addition, the proposed project would not result in impacts different from or greater than previously analyzed in the BECSP EIR. Therefore, additional cumulative impact analysis is not required for these issue areas, including Hazards and Hazardous Materials.

4.6.4 References

Huntington Beach, City of. *Beach and Edinger Corridors Specific Plan Environmental Impact Report*, November 2009.

———. *City of Huntington Beach General Plan*, May 13, 1996.

Pinnacle Environmental Technologies. *Phase I Environmental Site Assessment Report, Levitz/EZ-Lube Property*, August 6, 2008.

———. *Phase II Site Assessment Report, Edinger Project (Former Levitz Site)*, November 2, 2009.